



Rushlade Close, Roselands, Paignton

£325,000

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In the sought after Roselands area the property offers an extended semi detached home with spacious family accommodation, off road parking and a single garage.



INTRODUCTION

Roselands is popular location with a well regarded primary school, easy access to retail parks on Brixham Road for Sainsburys, Asda, Aldi, Lidl, The Range, Pets At Home, Pure Gym, Costa & Macdonalds. There is also a secondary school nearby and South Devon College.

Approached from the road a driveway provides off road parking for two vehicles and there is a single garage. Once inside, a spacious reception hall has double doors opening into the sitting room, this flows in to the kitchen and in turn the conservatory/dining area, again with double doors which open onto the rear decking. Also on the ground floor are two bedrooms and a shower room/WC. On the first floor the landing leads to three bedroom and the family bathroom/WC. An internal inspection is highly recommended in order to appreciate the accommodation on offer and the convenient accessible location.

The accommodation comprises, UPVC obscure glazed door to

ENTRANCE HALL - 2.84m x 1.65m (9'4" x 5'5") Coved ceiling with pendant light point, radiator with thermostat control, UPVC double glazed window to side, telephone point, stairs to first floor landing, door to bedroom four, double doors to:

SITTING ROOM - 4.06m x 3.96m (13'4" x 13'0") Coved and textured ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, fireplace with inset gas fire, TV connection point, under stairs storage cupboard with light point, gas meter, electric meter and consumer unit. Door to:





KITCHEN - 3.12m plus recess x 3.18m (10'3" plus recess x 10'5") Light point and inset spotlights. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for range style cooker with extractor over, tiled surrounds, matching eye level cabinets, space for upright fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher. Opening to:

CONSERVATORY - 3.15m x 1.83m (10'4" x 6'0") UPVC double glazed windows to rear and sides on a block base with double doors opening onto the rear garden, wall light points, radiator with thermostat control.

BEDROOM FIVE - 2.31m x 1.91m plus wardrobes (7'7" x 6'3" plus wardrobes) Coved ceiling with pendant light point, UPVC double glazed window to side, radiator with thermostat control, fitted double wardrobe with sliding mirror fronted doors.

GROUND FLOOR SHOWER ROOM/WC - 1.63m x 1.57m (5'4" x 5'2") Light point, extractor fan, UPVC obscure glazed window. Comprising corner shower cubicle with sliding door, pedestal wash hand basin, close coupled WC, heated towel rail, part tiled walls, tiled floor.

BEDROOM FOUR - 2.77m x 2.34m (9'1" x 7'8") Coved ceiling with pendant light point, UPVC double glazed window to side, radiator with thermostat control.

FIRST FLOOR LANDING Coved and textured ceiling with pendant light point, hatch to loft space, UPVC double glazed window to side with open outlook over surrounding area and distant countryside, airing cupboard housing the hot water cylinder with slatted shelving, doors to:

BEDROOM ONE - 3.43m plus wardrobes x 2.77m (11'3" plus wardrobes x 9'1") Coved and textured ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, fitted wardrobes to recess with sliding mirror fronted doors, TV connection point.



BEDROOM TWO - 2.69m plus wardrobes x 2.69m (8'10" plus wardrobes x 8'10") Coved and textured ceiling with pendant light point, UPVC double glazed window to rear aspect with outlook towards distant countryside, radiator with thermostat control, fitted wardrobes to recess with sliding mirror fronted doors.

BEDROOM THREE - 2.9m x 2.08m (9'6" x 6'10") maximum measurements Coved and textured ceiling with pendant light point, UPVC double glazed window to side aspect with open outlook over surrounding area and distant countryside, radiator with thermostat control, over stairs storage cupboard.

BATHROOM/WC - 2.13m x 1.75m (7'0" x 5'9") Inset spotlights, UPVC obscure glazed window, heated towel rail. Comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC, tiled walls, tiled floor.

OUTSIDE

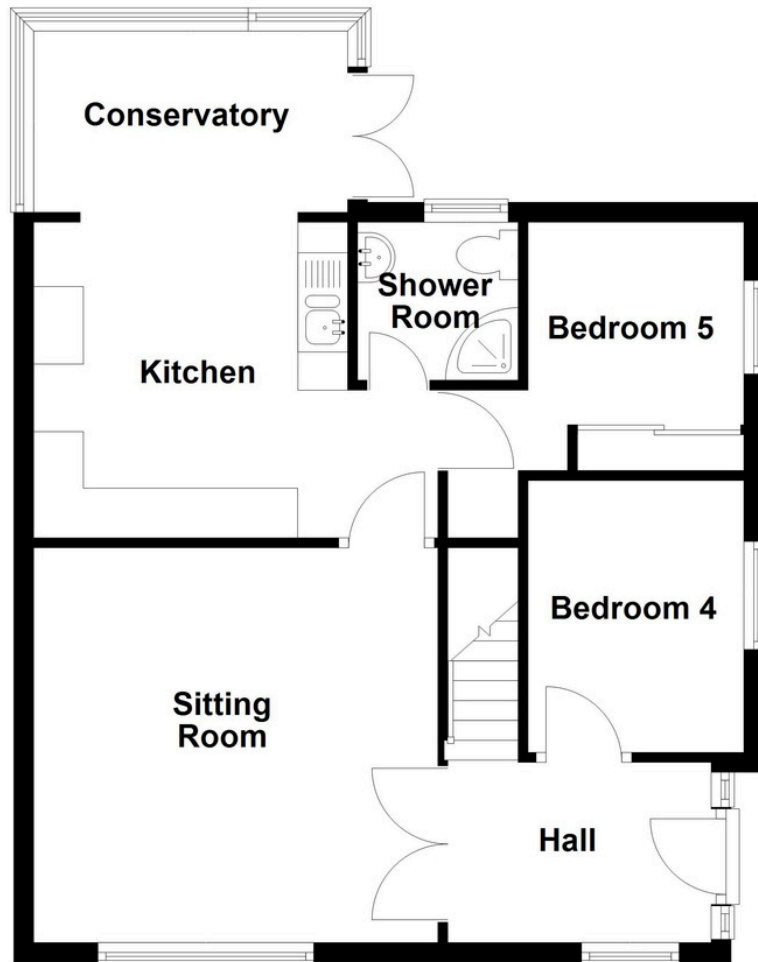
FRONT At the front of the property is a lawned garden enclosed by shrub border and a paved pathway leading to the front door. To the side is a further block paved area offering an off road parking space and there is a driveway leading to a single garage, with gated rear access into the garden.

REAR To the rear of the property is a decked garden accessed from the conservatory, enclosed by timber fence and with an open outlook towards distant countryside. There is rear access into the garage, an outside tap and outside light.

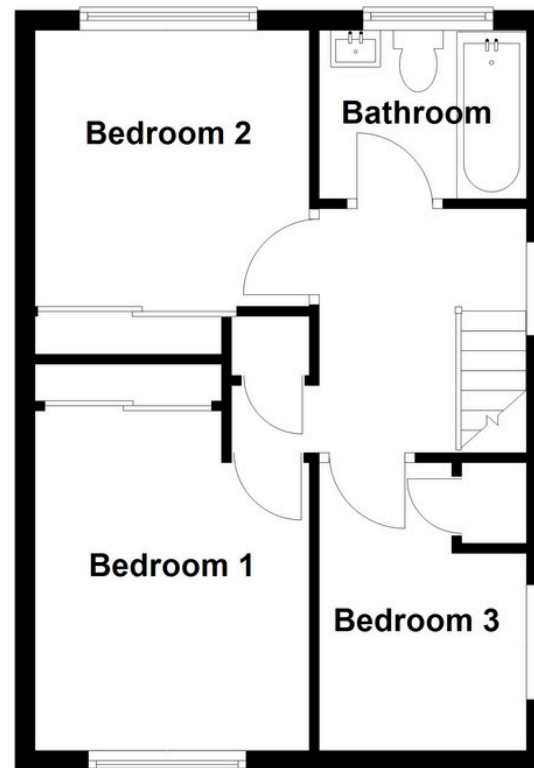


SINGLE GARAGE - 5.41m x 2.64m (17'9" x 8'8") Metal up and over door, window to rear, light and power connected, door to rear garden.

Ground Floor



First Floor



USEFUL INFORMATION

- Tenure - Freehold
- Age - 1970's
- Heating - Gas central heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - Tax band C
- EPC Rating - Await EPC
- Broadband - To be confirmed
- Mobile - To be confirmed

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07713352747 | CHRISTOPHER.SCALES@EXP.UK.COM